



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson
Planning Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Director
Planning Department, Community Development Resource Agency

DATE: August 7, 2007

SUBJECT: GENERAL PLAN AMENDMENT/REZONE - PAITICH (PGPA T20050792)
MITIGATED NEGATIVE DECLARATION

ACTION REQUESTED

The Board of Supervisors is being asked to approve a General Plan Amendment to change the General Plan designation from Agriculture (10 acre minimum) to Rural Residential (1 to 10 acre minimum), and a Rezoning to change the current zoning from Farm (10 acre minimum) to Farm (4.6 acre minimum) parcel size, on property located at 5841 Bell Road in the Auburn area (Assessor's Parcel Number 026-410-013).

BACKGROUND

Project Site

The subject property is located at 5841 Bell Road in the Auburn area (Assessor's Parcel Number 026-410-013), is ten acres in area and fronts on Bell Road. The is covered in typical foothill oak woodland, the front one-third and rear one-third of the site appear to have been used historically as pasture and currently consists of annual grasslands. There is a pond near the center of the site with drainages entering along the north property line and exiting along the south property line. A Nevada Irrigation District ditch is located on the front one-third of the property and enters along the northern property line and exits along the southern property line. There is one residence on-site, which is located on the rear half of the property. The site is accessed via a driveway off Bell Road, which continues along the southern property line and crosses the irrigation ditch and pond drainage.

Project Description

The project consists of the following three entitlements:

1. General Plan Amendment to change the General Plan designation from Agriculture 10 acre minimum to Rural Residential 1 to 10 acre minimum.
2. A Rezoning to change the current zoning from Farm 10 acre minimum parcel size to Farm 4.6 acre minimum parcel size.
3. A Minor Land Division to subdivide the site into two five-acre parcels. The Minor Land Division will be pursued as a separate entitlement in the future.

ACTION OF THE PLANNING COMMISSION

The Planning Commission unanimously approved the requested General Plan Amendment and Rezoning on February 22, 2007 with Commissioners Sevinson, Foreman, Santucci and Stafford present (absent Brentnall, Burris, Denio). Ron Paitich, the owner of the property was the only person to speak to the Planning Commission about the project.

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DISCUSSION OF ISSUES

General Plan Amendment

The Placer County General Plan Policies for parcels designated as Agriculture 10 acre minimum are designed to protect property designated Agriculture so that it may sustain agricultural uses in the future. In this instance, the property is best suited for pasturing livestock due to the location of the on-site drainage and pond, existing on site leach field, Nevada Irrigation Ditch, and the existing residence. These combined features limit the useable areas for agricultural uses to the front 1.5 acre area and the rear 1.5 acre area of the site. Consequently, the splitting of this parcel would not fragment the existing useable agricultural land as the best agricultural land on the existing parcel will remain unchanged, but on two separate parcels. Furthermore, even though the General Plan designation and zoning for the subject parcel may change as result of the proposed entitlements, it is staff's belief that the parcel will not be used in a substantially different manner than surrounding parcels. Staff has come to this conclusion because the current General Plan designation of Agriculture 10 acre minimum and current zoning of Farm ten acre minimum allow the same land uses as the proposed General Plan designation of Rural Residential 1-10 acre minimum and zoning of Farm with a minimum building site of 4.6 acres, with the exception that the parcel would then have the possibility of being subdivided into two five acre parcels that will be used in the same manner as surrounding parcels.

Surrounding Parcel Sizes

The subject parcel is bordered on the south by a 3.3 acre parcel and 6.5 acre parcel. To the east are parcels of 4.6 acres to 5 acres. Immediately, north of the site are two ten acre parcels, however 660 feet to the north and along the Bell Road are three parcels ranging in size from 4.9 acres to 5.5 acres. To the west is a parcel of 31 acres and other parcels of 20 acres. The applicants have requested that they be allowed to create two five acre parcels as they believe that, based on the varying parcel sizes of 3.3 to 30 acres surrounding their parcel, the request is consistent with the area and will not adversely affect the other properties in the vicinity. The Planning Commission unanimously agreed that this was an appropriate request.

Rezoning

The requested Rezoning would not result in spot zoning as it would be merged with the contiguous Farm 4.6 acre zone district directly east of subject parcel. Consequently, the change in the Zoning and General Plan designation would not create a situation that adversely affects the orderly development of the area in which the subject parcel is located.

Minor Land Division

The Minor Land Division is not being considered at this time. However, it should be noted that the site is capable of supporting two five acre building sites without creating any significant adverse impact to on-site resources or surrounding property owners. All potential significant adverse environmental impacts associated with the creation of two, five-acre parcels on the applicants' property have been addressed with mitigation measures contained in the attached Mitigated Negative Declaration. All the mitigation measures contained in the Mitigated Negative Declaration will be placed as conditions of approval on any future Minor Land Division of the subject parcel.

RECCOMENDATION

Staff brings forward the Planning Commission's recommendation that the Board of Supervisors adopt the Mitigated Negative Declaration and approve the requested General Plan Amendment and Rezoning, subject to the attached findings.

FINDINGS

CEQA:

The Board of Supervisors considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby recommends adoption of the mitigated negative declaration for the Project based upon the following findings:

1. The Mitigated Negative Declaration has been prepared as required by law. With incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures will be implemented with the Minor Land Division which will be heard at a later date.
2. There is no substantial evidence in the record as whole that the Project as mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the Project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan/ mitigation monitoring program for the project is approved and adopted.

The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Auburn, CA 95603.

GENERAL PLAN AMENDMENT:

1. The change in the Placer County General Plan designation from Agriculture 10 acre minimum to Rural Residential 1 to 10 acre minimum would not result in the degradation of the rural character of area which the subject parcel (Assessor's Parcel Number 026-410-013) is located.

REZONING:

1. The change in zoning from Farm 10 acre minimum to Farm 4.6 acre minimum would be consistent with the goals and policies of the Placer County General Plan.
2. The proposed zoning is consistent with the existing lot sizes in the immediate neighborhood surrounding the project site.
3. The proposed zoning would not represent spot zoning and would not be contrary to the orderly development of the area.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
 Planning Director

ATTACHMENTS:

- Exhibit A- General Plan Amendment Resolution
- Exhibit B- Proposed Ordinance
- Exhibit C- Rezoning exhibit
- Exhibit D- Vicinity/Site Plan
- Exhibit E- Zoning Map
- Exhibit F- Land Use Map
- Exhibit G- Mitigated Negative Declaration

cc: Ron and Barbara Pattich- Applicant

Copies Sent by Planning
 Janelle Fortner - Engineering and Surveying
 Dana Wynniger - Environmental Health Services
 Brent Backus - Air Pollution Control District
 Vance Kimbrell - Parks Department
 Christa Darlington - County Counsel
 Scott Finley - County Counsel
 Holly Heinzen - County Executive Officer
 John Marin - CDRA Director
 Michael Johnson- Planning Director
 George Rosasco - Senior Planner
 Subject/chronic files

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Before the Board of Supervisors
County of Placer, State of California

In the matter of: A RESOLUTION AMENDING
THE PLACER COUNTY GENERAL PLAN
(PGPA 20050792-PAITICH)

Resolution No. _____

The following resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chairman, Board of Supervisors

Ann Holman
Clerk of said Board

WHEREAS, on February 22, 2007, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the Paitich General Plan Amendment and Rezoning, including certain proposed amendments to the Land Use Designations set forth in the Placer County General Plan (the "General Plan"), and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, on August 7, 2007, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the Land Use Designations set forth in the General Plan, and

WHEREAS, the Board has reviewed the proposed amendments to the General Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and is hereby adopting the Mitigated Negative Declaration for the Paitich General Plan Amendment and Rezoning, and

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of the General Plan area and the County as a whole, and

WHEREAS, the Board further finds the proposed amendments are consistent with the provisions of the General Plan and are in compliance with applicable requirements of State law, and

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Ord. No.: _____

FIRST READING: _____

**AN ORDINANCE AMENDING PLACER
COUNTY CODE CHAPTER 17, MAP F-5 AND F-6
RELATING TO THE REZONING IN THE
AUBURN AREA – PAITICH PARCEL (PGPA 20050792)
(ASSESSOR'S PARCEL NUMBER 026-410-013)**

The following **Ordinance** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:

Clerk of said Board

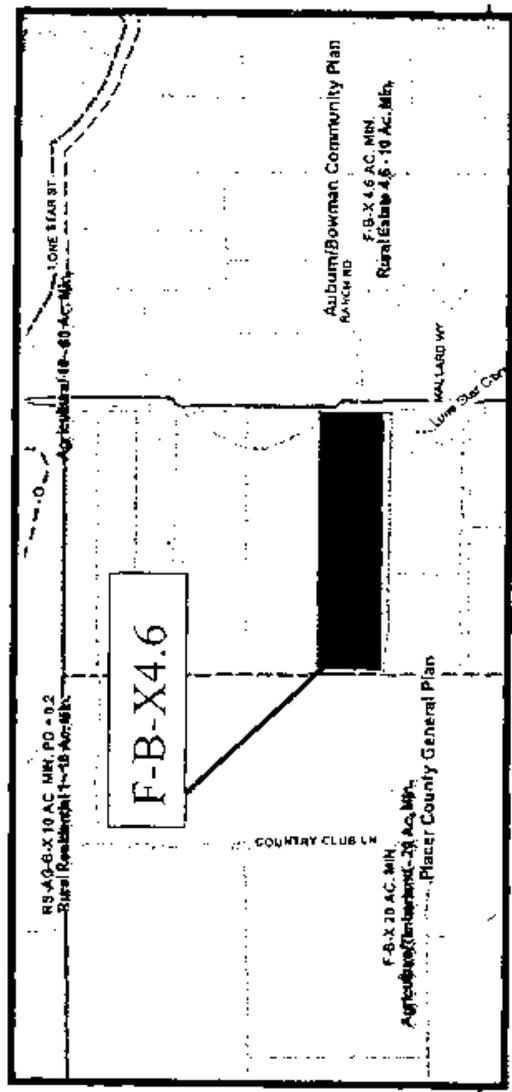
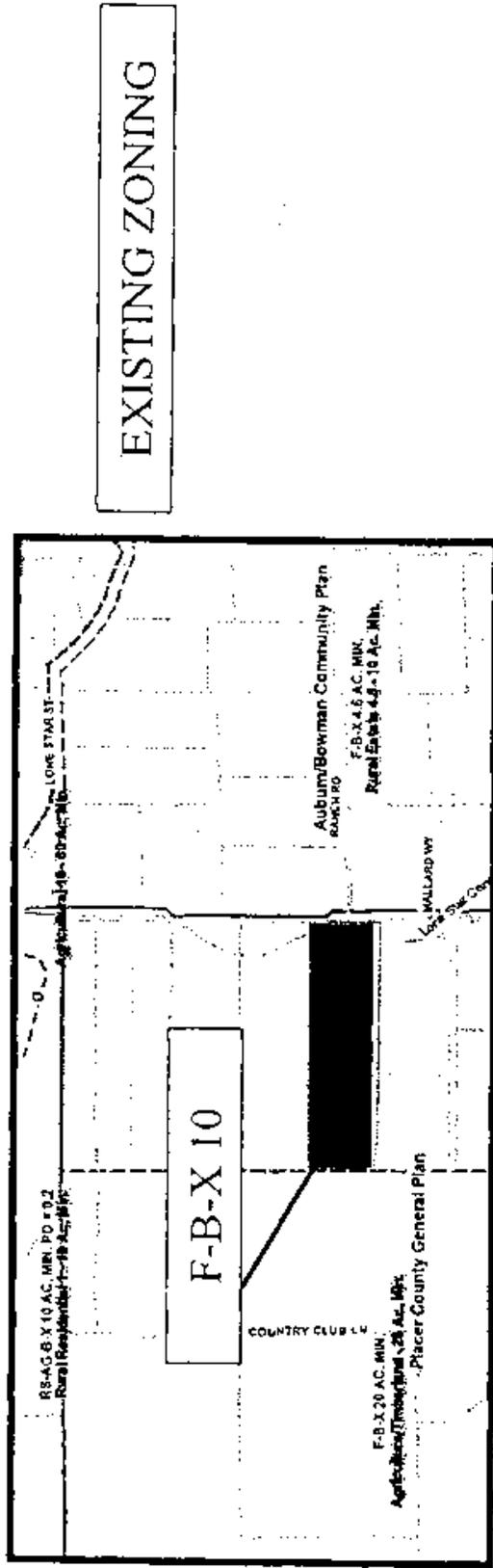
Ann Holman

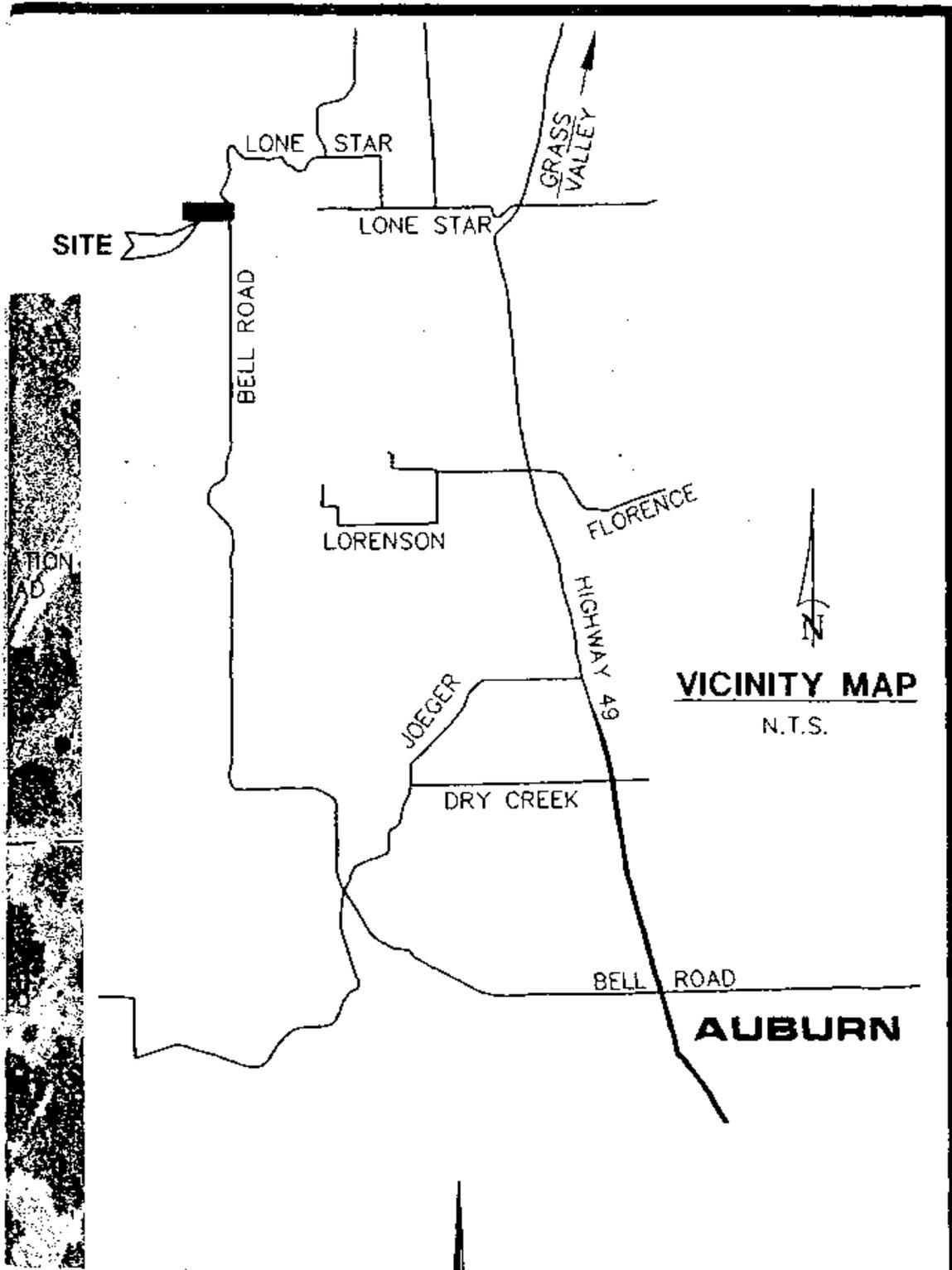
THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY DOES ORDAIN AS FOLLOWS:

The Placer County Code, Chapter 17, Map F-5 and F-6, relating to Rezoning in the Auburn area, is amended from Farm 10 acre minimum to Farm 4.6 acre minimum as shown on the Rezone Exhibit A, attached hereto and incorporated herein by reference; The Board finds that assignment of the new zone district is compatible with the objectives, policies, and general land uses specified by the Placer County General Plan (as amended by PGPA 20050792) adopted pursuant to the State Planning and Zoning Law, and will best serve the public's welfare

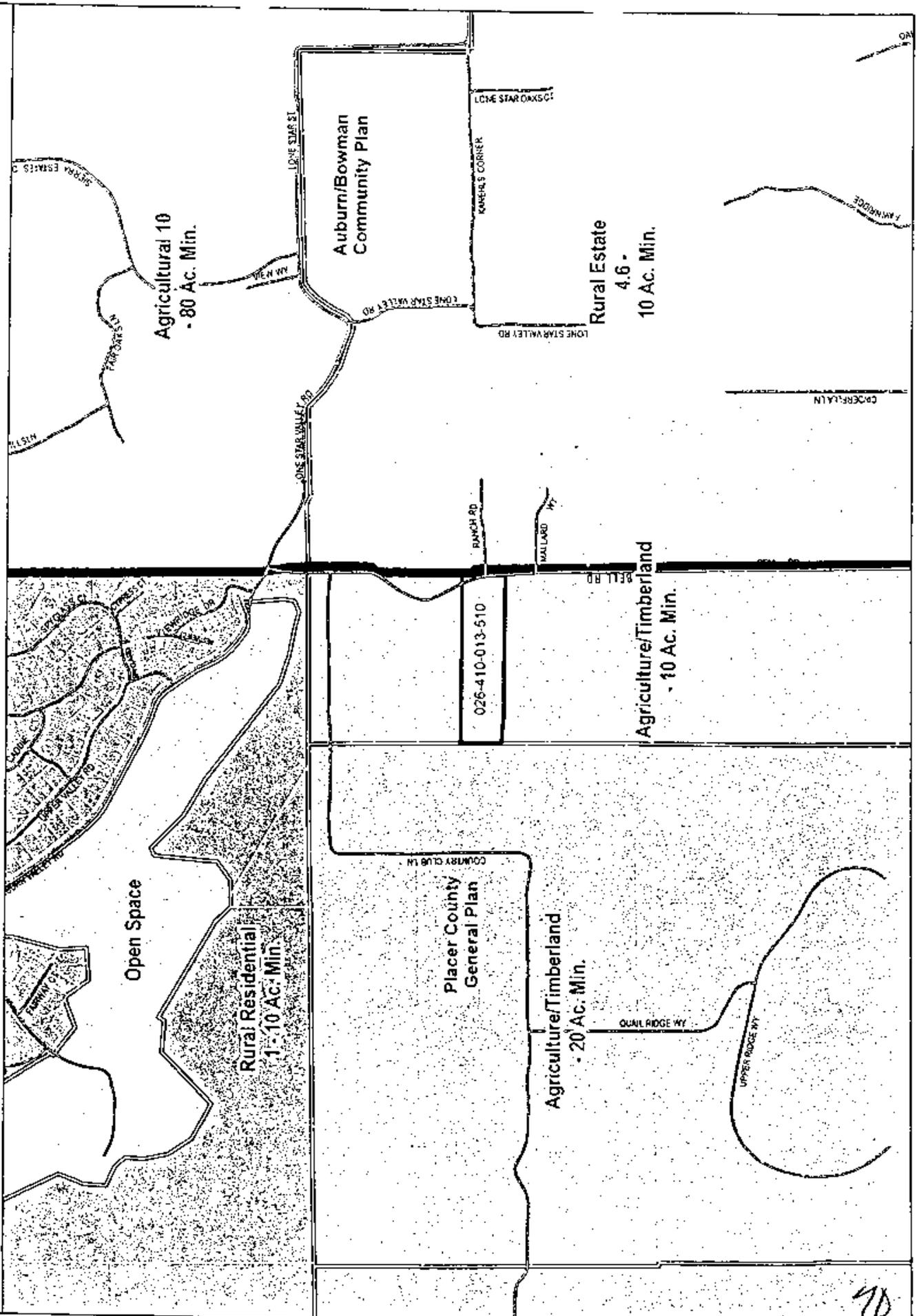
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EXHIBIT B

Exhibit A - Rezone – Paitich





LAND USE MAP



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COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NEGATIVE DECLARATION

in accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Paitich Property Rezoning	Plus#: PGPA T20050792
Description: Proposed rezoning from F-B-X 10-acre minimum to 4.6-acre minimum including a General Plan Amendment from Agriculture/Timberland 10-acre minimum to allow 4.6-acre parcels, a subdivision into two 5-acre parcels is also proposed	
Location: 5841 Bell Road, Auburn, Placer County	
Project Owner/Applicant: Ron and Barbara Paitich, 5841 Bell Road, Auburn, CA 95602	
County Contact Person: George Rosasco	530-745-3065

PUBLIC NOTICE

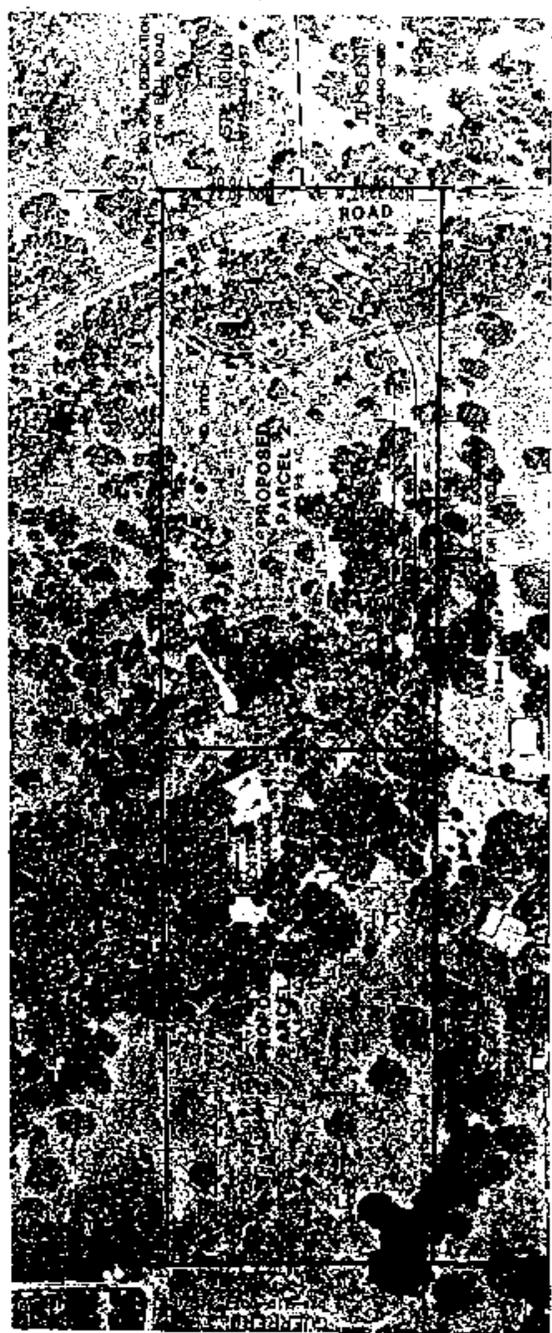
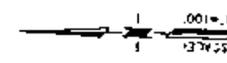
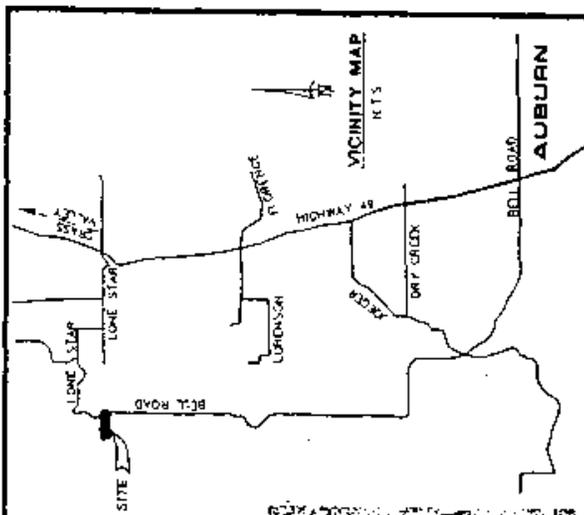
The comment period for this document closes on **October 11, 2006**. A copy of the Negative Declaration is available for public review at the Planning Department public counter and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Placer County Community Development Resource Agency at (530)745-2372 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment. (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

EXHIBIT G

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TENTATIVE PARCEL MAP
PAITICH
A PORTION OF
SECTION 12, T.13 N., R.07 E., M.D.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=100' JUNE 15, 2006

**ANDREGG
GEOMATICS**
1800-460-7074
www.andregg.com

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PREPARED AT THE REQUEST OF:
RON PAITICH
DATE OF AERIAL PHOTOGRAPHY:
8/7/05
BOUNDARY SHOWN HEREON
IS APPROXIMATE

GENERAL NOTES

OWNER
RONALD AND BARBARA L PAITICH
5641 BELL RD
AUBURN, CA 95603

ENGINEER
ANDREGG GEOMATICS
11841 ROCKLER LN SUITE 200
AUBURN, CALIFORNIA 95603
530-855-7071

A.P.N.
018-410-013

SITE ADDRESS
5641 BELL RD
AUBURN, CA 95602

EXISTING USE
SINGLE FAMILY 10 ACRE MIN

PROPOSED USE
SINGLE FAMILY 4.8 ACRE MIN

UTILITIES
ELECTRIC
NATURAL GAS
SEWER
WATER
WELL WATER

EASEMENTS
OWNER'S STATEMENT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO EASEMENTS WITHIN THE PROPOSED DEVELOPMENT OTHER THAN THOSE INDICATED

EXISTING ZONING
RA-B X 10 AC MIN

PROPOSED ZONING
RA-B X 4.8 AC MIN

PG & E
PLATFAC
JULY 2006
WELL WATER
ON-SITE SEPTIC
AUBURN PLASTER DISPOSAL SERVICE
PLACER UNITED HIGH SCHOOL DISTRICT
PLACER CONSOLIDATED
PLACER COUNTY SHERIFF

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COUNTY OF PLACER
 Community Development Resource Agency

**ENVIRONMENTAL
 COORDINATION
 SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • email: cdraecs@placer.ca.gov

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Pailich Property Rezoning	Plus# PGPA T20050792
Entitlements: General Plan Amendment, Minor Subdivision, Rezoning	
Site Area: 10 acres	APN# 026-410-013-510
Location: 5841 Bell Road, Auburn, Placer County	
Project Description: The project consists of the following three entitlements: 1. General Plan Amendment to change the General Plan designation from Agriculture 10-acre minimum to Rural Residential 1 to 10-acre minimum. 2. Re-zoning to change the current zoning from Farm 10-acre minimum parcel size to Farm 4 6-acre minimum parcel size 3. Minor Land Division to subdivide the site into two 5-acre parcels.	

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	Farm with a minimum building site of 10 acres	Agriculture 10 acre minimum	The subject site is 10 acres and covered in typical foothill oak woodland except that two area located on the front and rear, 1/3 of site appear to have historically been used as pasture and currently consists of annual grasslands. A pond exists near the center of the site with drainages

			<p>entering along the north property line and exiting along the south property line. A Nevada Irrigation District ditch is located on the front 1/3 of the property and enters along the northern property line and exits along the southern property line</p> <p>The residence on-site is located on the rear half of the property and is accessed by a driveway along the southern property line which crosses the irrigation ditch and pond drainage</p>
North	Farm with a minimum building site of 10 acres	Agriculture 10 acre minimum	The subject site is 10 acres and covered in typical foothill oak woodland and does not contain a residence
South	Farm with a minimum building site of 10 acres	Agriculture 10 acre minimum	The area to south contains two parcels of 3.3 acres and 6.5 acres both with single family residences. The subject site is covered in typical foothill oak woodland.
East	Farm with a minimum building site of 4.6 acres	Agriculture 1-10 acre minimum	The area to west contains two parcels of 5 acres and 4.8 acres both with single family residences. The subject site is covered in typical foothill oak woodland.
West	Farm with a minimum building site of 20 acres	Agriculture 20 acre minimum	The subject site is 31.5 acres and contains a single family residence.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for un-mitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It can also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole

The following documents serve as Program-level EIRs from which incorporation by reference can occur:

- ➔ County-wide General Plan EIR
- ➔ _____ Community Plan EIR
- ➔ _____ Specific Plan Zoning EIR

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Center, 3091 County Center Drive, Auburn, CA 95603

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D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanation to answers is provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers except "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

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I. AESTHETICS – Would the project.

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				X
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				X

II. AGRICULTURAL RESOURCE – Would the project.

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (EHS, PLN)			X	
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion-Item II-2:

In order for the proposed project to proceed, a GPA (General Plan Amendment) and REA (Rezoning) are required to re-designate the project site from Agricultural to Rural Residential, and reduce the lot size minimum from 10-acre to 4.6-acre parcel size

III. AIR QUALITY – Would the project.

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)				X

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Initial Study & Checklist continued

3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)				X
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)				X

IV. BIOLOGICAL RESOURCES – Would the project

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species? (PLN)				X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion-Item IV-1:

The site contains suitable habitat for the following bird species: Red-tail Hawk, White-tail Kite and Red Shouldered Hawk. Additionally, while highly unlikely, the site may contain habitat for the California Red Legged Frogs, Western Pond Turtles, and Northwestern Pond Turtles.

Mitigation Measures:

MM IV-1.1 Prior to any grading or tree removal activities, during the raptor nesting season (March 1-September 1), a focused survey for Red-tail Hawk, White-tail Kite and Red Shouldered Hawk and all raptor nests shall be

conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active Red-tail Hawk, White-tail Kite and Red Shouldered Hawk, or other raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified bird/raptor biologist indicating that the nest(s) are no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

MM IV-1.2 Prior to any wetland disturbance the California Department of Fish and Game and the U.S. Fish and Wildlife Service shall be consulted to determine if it will be necessary to survey for Red Legged Frogs, Western Pond Turtles, or Northwestern Pond Turtles. The applicant shall follow all recommendations of the Fish and Wildlife Service and California Department of Fish and Game.

Discussion-Item IV-3:

The project improvements may result in the removal of protected trees, as defined by the Placer County Tree Ordinance.

Mitigation Measures:

MM IV-3.1 A plan for the replacement of native oaks and other protected trees shall be submitted to the Chairman of the Parcel Review Committee, prior to the submittal of the project's Improvement Plans for review and approval by the Chairman of the Parcel Review Committee. Said plan shall require for each protected tree removed that three 5-gallon trees, or the functional equivalent, are to be planted by the project developer onsite in areas determined appropriate by the Chairman of the Parcel Review Committee. The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees. Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the subdivision's improvements.

In lieu of the mitigation for tree removal listed above, a contribution of \$100 per each tree removed or impacted shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to the recordation of the Parcel Map.

Discussion- Items IV-4, IV-5:

The project site contains .40 acres of Waters of the United States. The wetlands consist of .05 acres of emergent marsh, and .01 acres of fringe wetland. Other Waters consist of .03 acres of canal, .02 acres of Intermittent Stream, and .29 of Pond. Approximately 1000 square feet of Waters of the United States may be disturbed to install culverts in the Nevada Irrigation Canal and the southern drainage of the pond.

Mitigation Measures:

MM IV-4.1 If necessary, prior to recordation of the Parcel map provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The total amount of habitat to be replaced may 1000 square feet of wetland habitat, at a rate to be determined by the Army Corp of Engineers and U.S. Fish and Wildlife Service. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded or Use Permit is exercised (for guidance, if the Maps were recorded today, the fee would be \$49,000 per acre for permanent and seasonal wetlands).

All jurisdictional wetland areas will be protected by a 50' riparian protection area setback. This setback shall start at end of the riparian vegetation associated with the jurisdictional wetlands or a 100' setback from the centerline of permanent drainages, whichever is greater.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X

Discussion-Item V-2:

A very low potential exists that the site may contain sub surface archeological and paleontological resources.

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				X
3. Result in substantial change in topography or ground surface relief features? (ESD)				X

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4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)				X
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				X
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)				X

VII. HAZARDS & HAZARDOUS MATERIALS - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				X
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (APCD, EHS)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (EHS, ESD)				X
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (ESD)				X
9. Create any health hazard or potential health hazard? (EHS)				X

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10. Expose people to existing sources of potential health hazards? (EHS)		X		
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Discussion-Item VII-1:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant.

Discussion-Item VII-10:

There is an existing pond on the property which has the potential to breed mosquitoes and creates a public health hazard.

Mitigation Measures:

MM VII-10.1: The project parcel map will include a condition of approval requiring the Mosquito Abatement District's review prior to approval of the Improvement Plans

VIII. HYDROLOGY & WATER QUALITY – Would the project

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				X
4. Increase the rate or amount of surface runoff? (EHS, ESD)			X	
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)				X
6. Otherwise substantially degrade surface or ground water quality? (EHS, ESD)				X
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
8. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
10. Alter the direction or rate of flow of groundwater? (EHS)			X	
11. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

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Discussion-Item VIII-4

The project could result in urban stormwater runoff. Standard Best Management Practices (BMP) will be incorporated as part of the Improvement Plan review process

Discussion-Item VIII-10

The project proposes a groundwater source for drinking water in an area with good water production yields. This project is unlikely to result in the alteration of the direction or flow of groundwater.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion-Item IX-2:

The project is a request to rezone the property at 5841 Bell Road to a RA-B 4 6 designation. Rezoning will allow the current property to be divided into two parcels, to share a driveway and create a separately saleable single-family residential lot. This addition of one single-family residential lot is not considered to be a significant impact given the surrounding land uses and roadway network.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

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XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)		X		
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X

Discussion-Item XI-1, XI-3:

Noise from construction activities may noticeably increase noise levels above existing ambient noise levels. This is a potentially significant event.

Mitigation Measures:

MM XI-3.1 In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday, and shall only occur:

- A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- C) Saturdays, 8:00 am to 6:00 pm

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

ADVISORY COMMENT Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

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XII. POPULATION & HOUSING – WOULD THE PROJECT:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)			X	
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion-Item XV-1:

By approving the rezone request, one additional residential unit can be built on the property, which will add to the amount of vehicle trips using the local and regional road network. The increased vehicle trips for one additional single-family residence is considered to be less than significant, however, cumulative impacts to the roadway network are considered to be potentially significant. The applicant will be required to pay traffic mitigation fees as partial mitigation for cumulative impacts on the transportation system. The Placer Central District traffic mitigation fees are currently \$4,135 per single-family residence due at the time of building permit issuance.

ADVISORY COMMENT: The applicant should be aware that the County Board of Supervisors annually approves Resolutions amending the Capital Improvement Program and Traffic Mitigation Fee Program to adjust for inflation. The actual fee paid will be that in effect at the time of payment.

XVI. UTILITIES & SERVICE SYSTEMS – WOULD THE PROJECT:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X

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3. Require or result in the construction of new septic systems? (EHS)			X	
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (EHS, ESD)				X
8. Comply with federal, state, and local statutes and regulations related to solid waste? (EHS, ESD)				X

Discussion-Item XVI-3.

This project will require the installation of a new septic system. The soils in the project area are adequate for the installation of a new septic system and this impact is not considered to be significant.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required.

<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation (i.e.	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

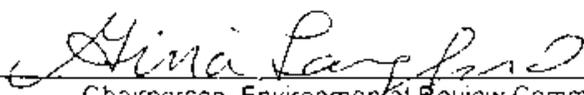
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G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

- Planning Department, George Rosasco, Chairperson
- Engineering and Surveying Department, Janelle Fortner
- Engineering and Surveying Department, Wastewater, Ed Wydra
- Department of Public Works, Transportation, Andrew Zmyslowski
- Environmental Health Services, Grant Miller
- Air Pollution Control District, Brent Backus
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Vance Kimbrell
- Placer County Fire / CDF, Bob Eicholtz

Signature  Date 8/31/06
 Chairperson, Environmental Review Committee

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8:00 am to 5:00 pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

County Documents	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/>
	<input type="checkbox"/>	
Engineering &	<input type="checkbox"/> Phasing Plan	

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	Surveying Department, Flood Control District	<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> On-Site Wastewater Disposal Feasibility Report
	<input type="checkbox"/> _____	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	<input type="checkbox"/> _____	
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
<input type="checkbox"/> Construction emission & Dust Control Plan		
<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)		
<input type="checkbox"/> Health Risk Assessment		
<input type="checkbox"/> URBEMIS Model Output		
<input type="checkbox"/> _____		
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input type="checkbox"/> Traffic & Circulation Plan	
	<input type="checkbox"/> _____	
Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/> _____	